

HOME



Tile Kiln
£350,000
3-bed terraced house

Linnet Drive

Nestled in a quiet walkway position within the ever-popular Tile Kiln area of Chelmsford, this charming family home offers an excellent opportunity for first-time buyers and young families alike.

The property enjoys a peaceful setting while remaining conveniently close to a range of local amenities, including nearby convenience stores and well-regarded schools. With nearby schooling such as Mildmay Primary School and Moulsham High School, making it an ideal choice for families prioritising education.

Internally, the home boasts two formal reception rooms, providing versatile living and entertaining space. The accommodation is complemented by both front and rear gardens, perfect for outdoor relaxation, gardening, or family activities. To the rear, a garage offers additional storage.

Tile Kiln is a sought-after residential area known for its community feel, green spaces, and excellent transport links. The property benefits from easy access to regular bus routes into Chelmsford City Centre and the mainline train station, offering direct connections into London. For those commuting by car, the A12 is located within approximately 1.9 miles, providing convenient links to surrounding towns and cities.

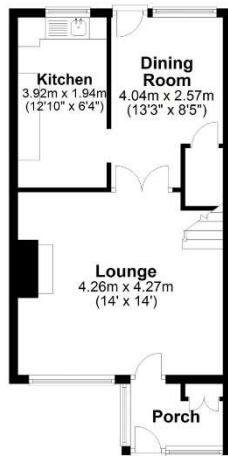
Chelmsford
11 Duke Street
Essex CM1 1HL

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Floor Plans

Ground Floor



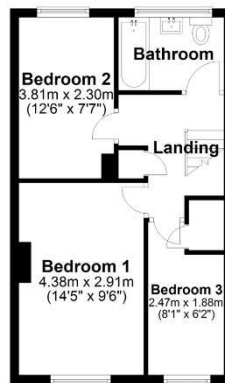
APPROX INTERNAL FLOOR AREA
41 SQ M 447 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE)
80 SQ M 857 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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First Floor



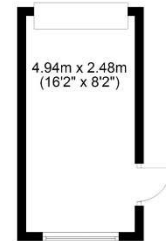
APPROX INTERNAL FLOOR AREA
38 SQ M 410 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE)
80 SQ M 857 SQ FT

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Garage



TOTAL APPROX INTERNAL FLOOR AREA
12 SQ M 132 SQ FT

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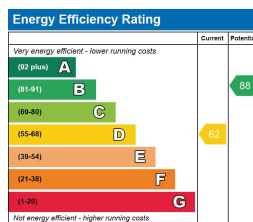
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Features

- Quite walkway location
- Ideal first time purchase or family home
- Garage & parking to rear
- Front and rear gardens
- Two formal reception rooms
- Approx. 0.2 miles of Mildmay Primary School
- Walking distance to Moulsham High School
- Close proximity to local convenience stores
- Easy bus route into Chelmsford City Centre and train station
- Within 1.9 miles of A12

EPC Rating



Tenure: Freehold

Band C is the council tax band for this property with an annual amount of £1,926.96.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

